



Pay 2019 Proposed (TNT) Total Tax Impact All Taxing Jurisdictions

Property Type/Value	2018 Total Combined Tax Levy Change
\$217,700 Home	-0.8%
\$419,700 Home	-0.8%
\$200,000 Business	-1.6%
\$6,800,700 Business	-2.1%
\$3,716,000 Apartment Complex	-0.7%

Changes **do not** factor in a change on valuation from 2018 to 2019

Factors for pay 2019 that impacted these total rate changes and offset levy increases for 2019 include:

- New construction valuation increased market value by \$245.5 million or 2.2%.
- Total estimated market valuation increased by \$943 million or 8.5%.
- Much of the growth came in new apartments and new homes, with total tax capacity increasing 7.5%.
- School district tax capacity rate and market value rate both decreased slightly for proposed pay 2018.
- Proposed State proposed rate on commercial properties decreased 6.5% for pay 2018.
- Exclusion for pay 2018 on the first \$100,000 of market value of commercial properties. Applies only to the State property tax on commercial property.



COMPARATIVE COMBINED TAX LEVY ROCHESTER MEDIAN VALUE HOME

2019 Median Compared to 2018 Median Value

	Pay 2018	Pay 2019	Amount Change	Percent Change
Valuation:				
Median Home Value	172,100	189,000	16,900	9.8%
Property Taxes:				
City	784	888	104	13.3%
County	788	864	76	9.6%
School	575	634	59	10.3%
HRA	15	22	7	49.3%
Total Combined	2,161	2,408	247	11.4%



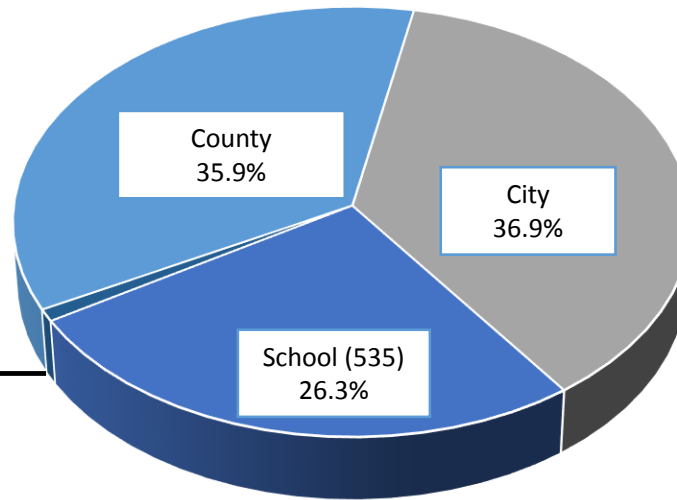


2019 PROPOSED COMBINED TAX LEVY CITY OF ROCHESTER HOME

Share of Total Property Tax Bill

Median
Residential
Home

Olmsted
County HRA
0.9%





2019 COMBINED TAX LEVY CITY OF ROCHESTER COMMERCIAL PROPERTY



Share of Total Property Tax Bill

**Commercial /
Industrial
Property**

Olmsted
County HRA
0.8%

County
30.0%

City
30.9%

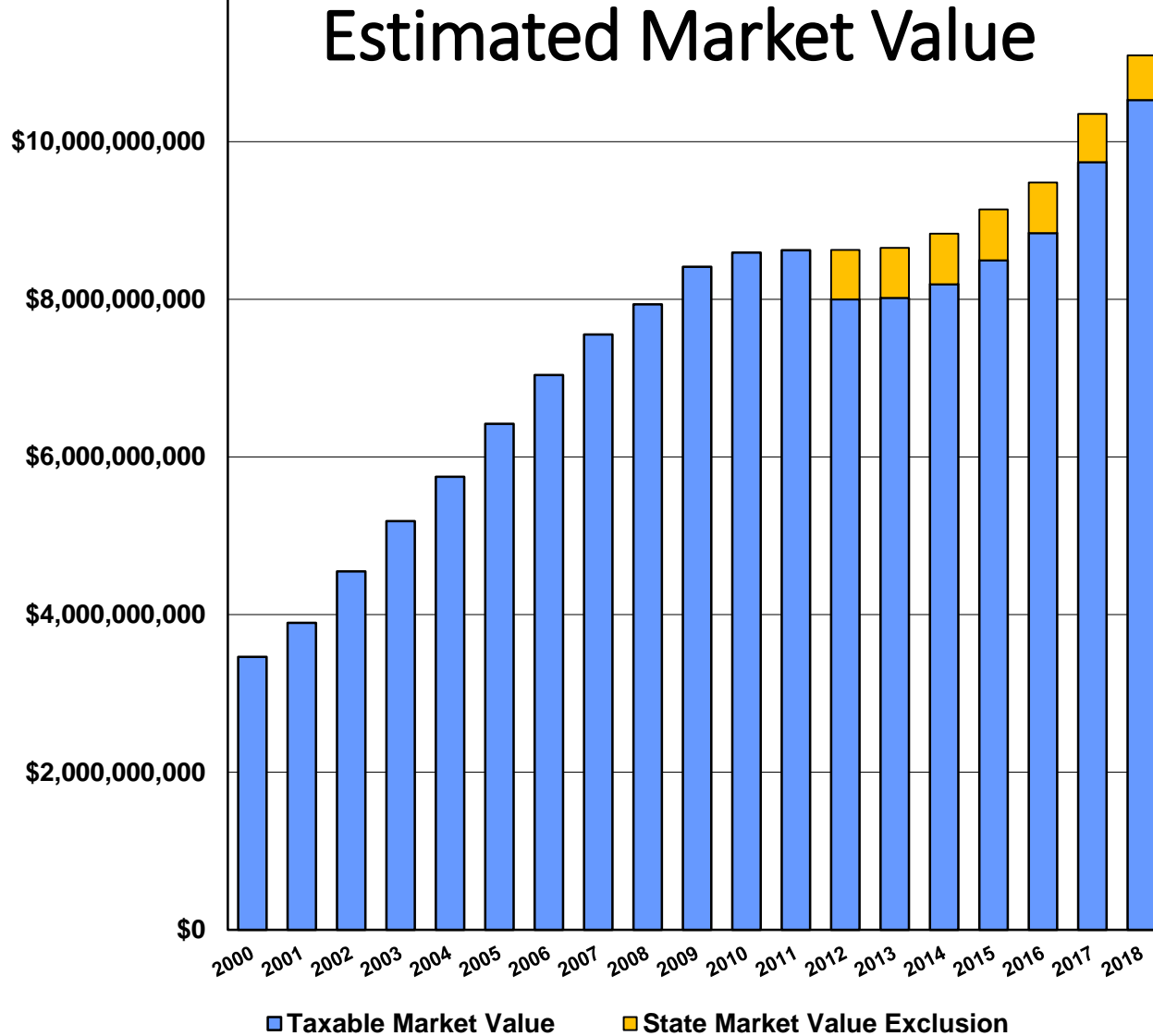
State
22.6%

School (535)
15.8%





\$12,000,000,000



- Taxable Market Value for 2018 is \$10.5 Billion, up \$790 Million (7.5%) from 2017
- Includes both real property and personal property

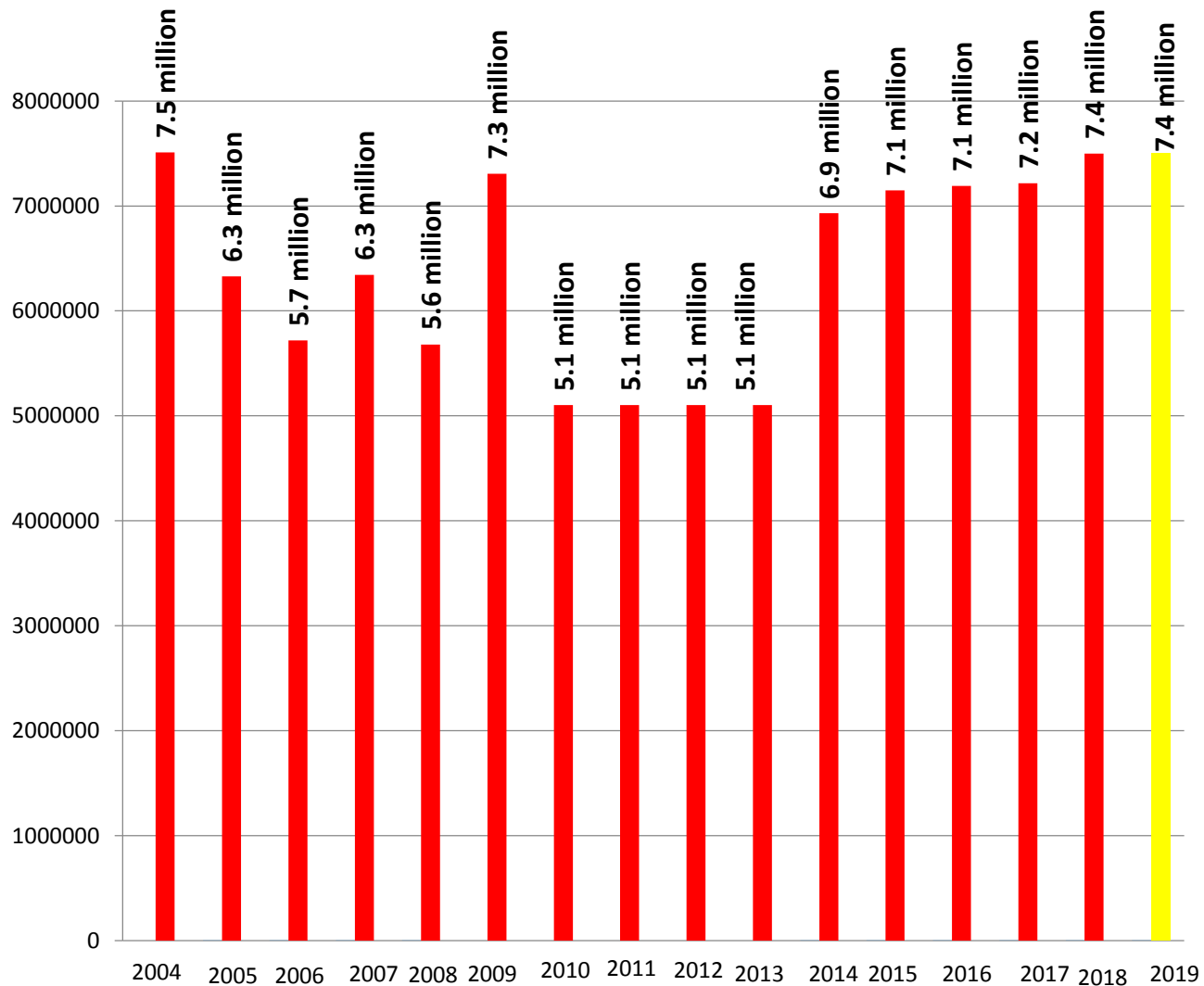


Top 10 Taxpayers – City of Rochester

Taxpayer	Taxable Market Value	Tax Capacity	% Total City Net Tax Capacity
Mayo	\$563,670,200	\$11,195,953	8.36%
Apache Mall LLC	\$54,199,600	\$1,083,242	0.81%
Rochester Development Inc.	\$27,579,800	\$770,734	0.58%
Rochester Campus Inc.	\$37,306,300	\$745,376	0.63%
KAH 20 2 nd Avenue LLC	\$35,417,800	\$707,606	0.55%
GH Holdings LLC	\$20,663,400	\$611,170	0.46%
MN Energy Resources	\$28,332,200	\$566,614	0.42%
Carpenter & Torgerson SSMR LLC	\$28,489,400	\$565,288	0.42%
City of Rochester (MN BioBusiness Building)	\$27,916,800	\$512,795	0.38%
Maine Land LLC	\$23,945,000	\$473,650	0.35%

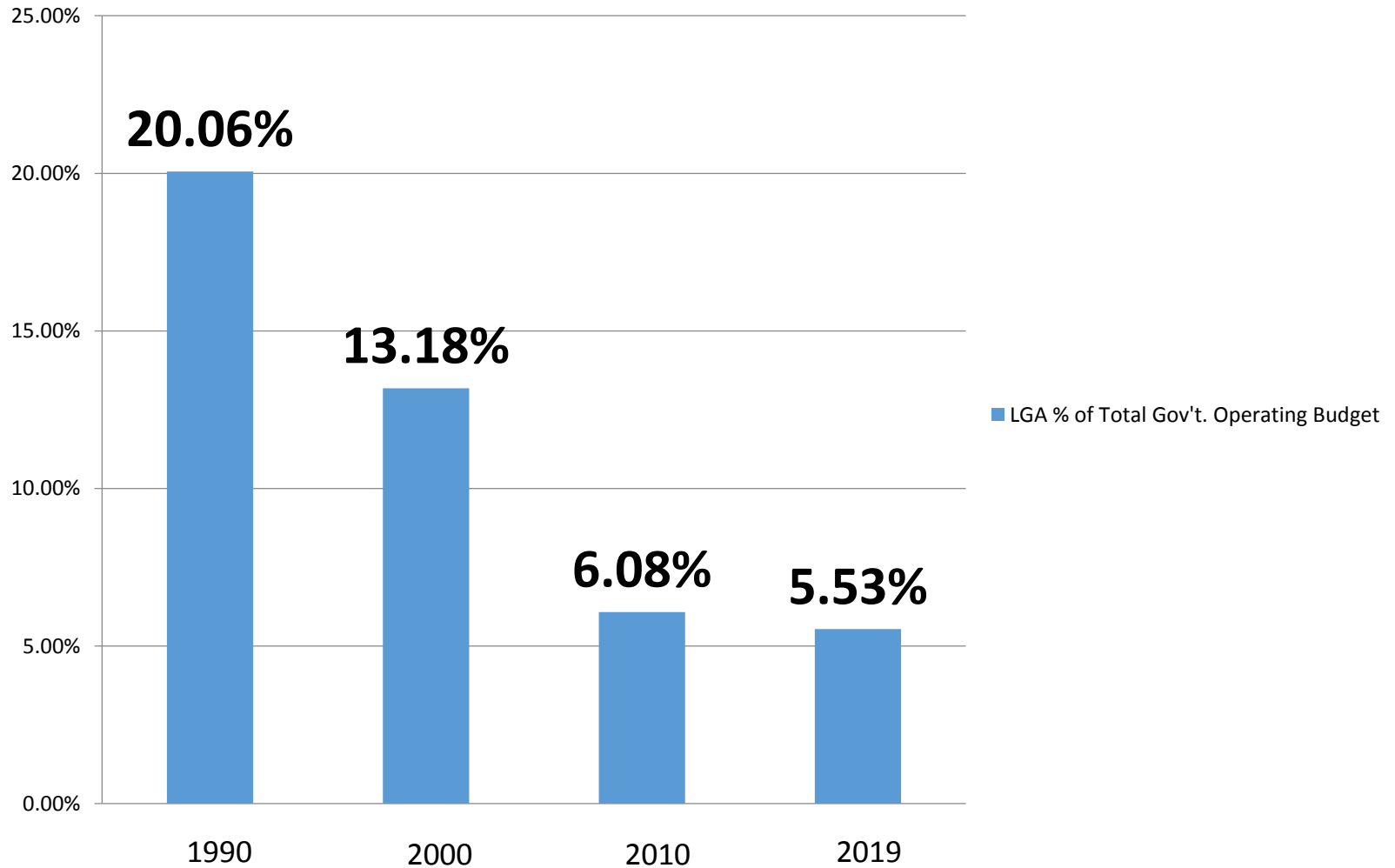


City of Rochester LGA History Since 2004





LGA % of Total Gov't. Operating Budget





2000-2018 comparison of Property Tax levy vs. LGA / person

